

## 3 bedroom Villa for sale in San Juan, Alicante

1,390,000€







Impressive, 3-bedroom detached villas, a few metres from the beach, in San Juan, Alicante.

These villas are distributed over three levels & have a lift that connects to all floors. The ground floor offers a spacious living-dining room & a designer, fully fitted kitchen with a central island & views of the garden. The kitchen appliances include a prestigious brand, already installed: fridge/freezer, dishwasher, induction hob, a column with pyrolytic oven & microwave, & a central, decorative hood over the cooking area with integrated lighting. Also a guest toilet on this level. The first floor offers another living room/lounge area, 2 spacious bedrooms with built-in wardrobes, 2 modern, complete bathrooms & a master suite with a huge dressing room, full en suite bathroom & a balcony providing breath-taking views of the Mediterranean sea. The villa has a basement supplying a utility room equipped with pre-installation for washing machine & dryer, with access to the outside area & a garage providing access via a motorized door, operated by remote control, from an external ramp located at the rear of the plot. It has space for 3 cars, & an adjoining area for more vehicles if necessary, as well as pre-installation for a recharge point for an electric vehicle, & a storage room.

The exteriors of these magnificent villas are made up of a terrace, a natural garden with different types of aromatic, flowering & decorative plants. An automated, programmed, irrigation system, a private swimming pool of approximately 20m<sup>2</sup> with a shower area & on the porch there is an area with a portable barbecue.

These wonderful villas have been designed & built with top quality materials & finishes, among other features: installation of a very modern home domotic system to control lights in the living room, master bedroom & garden, with the possibility of programming scenes & presence simulator. Control of window blinds & air conditioning, with the possibility of control from the mobile phone through a free download application. Pre-installation for a CCTV security camera system on the perimeter of the plot. Installation of air conditioning (hot & cold) by zones through ducts & individual temperature control in the living room & the bedrooms. Underfloor heating by water throughout the house with temperature control per room. In addition, the bathrooms have electric underfloor heating to supply

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|--|---|--|
|  3 bedrooms                  |  3 bathrooms |  549m <sup>2</sup> Build size |
|  402m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Double Glazing   |
| <input checked="" type="checkbox"/> Fitted Kitchen   | <input checked="" type="checkbox"/> Clinic - Walking Distance                                   | <input checked="" type="checkbox"/> Hospital - Within 15 minute drive  |
| <input checked="" type="checkbox"/> Pharmacy - Walking Distance  | <input checked="" type="checkbox"/> Bank - Walking Distance                                     | <input checked="" type="checkbox"/> Bars & Restaurants - Walking Distance  |
| <input checked="" type="checkbox"/> Beach - Walking Distance   | <input checked="" type="checkbox"/> Golf - Within 15 minute drive                               | <input checked="" type="checkbox"/> Park - Walking Distance  |
| <input checked="" type="checkbox"/> Shops - Walking Distance   | <input checked="" type="checkbox"/> BBQ   | <input checked="" type="checkbox"/> Garden - Private   |
| <input checked="" type="checkbox"/> Terraced Areas   | <input checked="" type="checkbox"/> Garage - Underbuild   | <input checked="" type="checkbox"/> Pool - Private   |
| <input checked="" type="checkbox"/> School - Walking Distance  | <input checked="" type="checkbox"/> Alarm   | <input checked="" type="checkbox"/> Entry Phone System   |